

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	April 26, 2012		
Project Name:	Key Plaza Short Plat		
Owner:	Amber Properties, LLC PO Box 3016 Renton, WA 98056		
Applicant:	David Cayton Core Design Inc. 14711 NE 298 th Place, #101 Bellevue, WA 98007		
Contact:	Jay Bales Amber Properties, LLC PO Box 3015 Renton, WA 98056		
File Number:	LUA12-012, SHPL-A		
Project Manager:	Gerald Wasser, Associate Planner		
Project Summary:	Application requesting Administrative Short Plat review in order to subdivide an existing 1.4 acre property into 2 lots ranging in size from 29,856 s.f. to 31,243 s.f. A commercial structure (Key Bank) occupies the north portion of the site (future Lot 1). The southern portion of the property (future Lot 2) is presently vacant. The site is zoned Commercial Arterial (CA). Access would be from NE 4th Street and Bremerton Ave NE. There are no critical areas located on the site. No grading is proposed and trees will not be removed as a result of the short plat. Perimeter landscaping is proposed for new Lot 2. A street modification request was previously approved (Exhibit 6) to allow the retention of street improvements that were recently constructed including curb, gutter and sidewalks.		
Project Location:	4431 NE 4 th Street		
Exist. Bldg. Area SF:	Approx. 4300 sf	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	
Site Area:	61,900 sf	Total Building Area GSF:	N/A

Project Location Map



B. EXHIBITS:

- Exhibit 1: Vicinity Map
- Exhibit 2: Site Plan
- Exhibit 3: Zoning Map
- Exhibit 4: Aerial Photo
- Exhibit 5: Generalized Landscape Plan
- Exhibit 6: Street Modification (August 9, 2011)

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Amber Properties, LLC
PO Box 3015
Renton WA 98056
- 2. **Zoning Designation:** Commercial Arterial (CA)
- 3. **Comprehensive Plan Land Use Designation:** Commercial Corridor
- 4. **Existing Site Use:** Bank building and parking lot
- 5. **Neighborhood Characteristics:**
 - a. **North:** Commercial retail (CA zone)
 - b. **East:** Commercial retail and office development (CA zone)
 - c. **South:** Residential development (CA zone)
 - d. **West:** Commercial development and U.S. Post Office (CA zone)
- 6. **Access:** NE 4th Street & Bremerton Avenue NE
- 7. **Site Area:** 61,099 sf (1.4 ac)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	1745	1959
Zoning	N/A	5099	12/10/2007
Annexation	N/A	5171	12/05/2005
Site Plan Review	LUA08-013, SA-A, ECF	N/A	05/22/2008

E. PUBLIC SERVICES:**1. Utilities**

- a. Water: The site is located in the City of Renton water service area. Existing 8-inch water mains are located in NE 4th Street and Bremerton Avenue NE.
- b. Sewer: The site is served by the City of Renton Sanitary Sewer system. There is an 8-inch sanitary sewer in NE 4th Street.
- c. Surface/Storm Water: There are existing storm drainage facilities in NE 4th Street and Bremerton Avenue NE.

2. Streets: The site is served by NE 4th Street and Bremerton Avenue NE.**3. Fire Protection**: Fire and emergency services are provided by the City of Renton Fire Department.**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:****1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-120: Commercial Development Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations

3. Chapter 3 Environmental Regulations & Overlay Districts

- a. Section 4-3-100: Urban Design Regulations

4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

5. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-180: Industrial and Commercial Blocks and Lots – General Requirements and Minimum Standards

6. Chapter 9 Procedures and Review Criteria**7. Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element: Commercial Corridor objectives and policies
2. Community Design Element: New and Infill Development objectives and policies

H. DEPARTMENT ANALYSIS:**1. Project Description/Background**

The current application is a request for an Administrative Short Plat review in order to subdivide an existing 1.4 acre property into 2 lots ranging in size from 29,856 s.f. to 31,243 s.f. (Exhibit 2). A commercial structure (Key Bank) occupies the north portion of the site (proposed Lot 1). The southern portion of the property (proposed Lot 2) is presently vacant.

On May 22, 2008 an Administrative Site Plan Review, LUA08-013, SA-A, ECF, was approved for the project site. That project consisted of two commercial buildings (one 1-story and one 3-story) on the site with a combined floor area of 17,187 square feet and 70 (60 surface and 10 structured) parking stalls. The one-story Key Bank, was constructed on proposed Lot 1. A parking lot for this building as well as parking lot landscaping and perimeter landscaping were installed. Economic constraints delayed the construction of the 3-story building which was not constructed and the Site Plan Review project expired on May 22, 2010.

Vehicular access to the site would continue to be provided via two existing driveways; one from NE 4th Street and one from Bremeton Avenue NE.

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Compliance with ERC Mitigation Measures

N/A

4. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

5. Consistency with Short Plat Criteria

Approval of a plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat:

a) *Compliance with the Comprehensive Designation*

The site is designated Commercial Corridor on the Comprehensive Plan Land Use Map. The purpose of the Commercial Corridor is characterized by concentrated, pre-existing commercial activity, primarily in a linear urban form, that provides necessary goods and services for daily living, accessible to near-by neighborhoods, serving a sub-regional market and accommodating large volumes of traffic.

Objective LU-ZZ. *Create opportunities for development and re-development of land in portions of the Commercial Corridor designation for general business and service uses. These include a wide range of restaurant, small-scale to big-box retail, offices, auto dealers, light industrial, and residential uses.*

☒ Policy Objective Met ☐ Not Met

Policy LU-256. *The NE Sunset, Northeast Fourth, and Puget Corridors are unique in the City due to the highly eclectic mix of commercial uses. Similar uses to those found in these corridors should be fostered as development and redevelopment of properties in these areas occurs over time.*

☒ Policy Objective Met ☐ Not Met

Policy CD-22. *During land division, all lots should front streets or parks. Discourage single tier lots with rear yards backing onto a street. Where a single-tier plat is the only viable alternative due to land configuration, significant environmental constraints, or location on a principal arterial, additional design features such as larger setbacks, additional landscaping, or review of fencing should be required.*

☒ Policy Objective Met ☐ Not Met

Policy CD-30. *Non-residential development should have site plans that provide street access from a principal arterial, consolidate access points to existing streets, and have internal vehicular circulation that supports shared access. Curb cuts and internal access should not conflict with pedestrian circulation.*

☒ Policy Objective Met ☐ Not Met

Policy CD-35. *Support commercial and industrial development plans incorporating the following features:*

- i. Shared access points and fewer curb cuts;*
- ii. More than one use into a single development;*
- iii. Properties in more than one ownership;*
- iv. Internal circulation among adjacent parcels;*
- v. Buildings that front on the street with service and parking areas located behind the building and/or screen from front views;*
- vi. Shared facilities for parking, transit, recreation, and amenities;*
- vii. Allowance for future transition to structured parking facilities;*

- viii. *Centralized signage;*
- ix. *Unified development concepts; and*
- x. *Landscaping and streetscape that softens visual impacts.*



Policy Objective Met



Not Met

b) Compliance with the Underlying Zoning Designation

The subject site is designated Commercial Arterial (CA) on the City of Renton Zoning Map (Exhibit 3). The purpose of the CA zone is to evolve from "strip commercial" linear business districts to business areas characterized by enhanced site planning, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment. The CA zone provides for a wide variety of indoor and outdoor retail sales and services along high-volume traffic corridors. The proposal conforms to the use requirements for this zone.

Lot Coverage – The CA zone allows 65% of total lot area or 75% if parking is provided within the building or within an on-site garage.

The development on proposed Lot 1 conforms to the lot coverage requirement. Conformance with lot coverage requirements for proposed Lot 2 would be determined at the time development is proposed.

Setbacks – CA zoning establishes minimum setback requirements.

Front Yard - CA zoning requires a minimum 10-foot setback. The minimum setback may be reduced to 0 feet through the site plan development review process provided blank walls are not located within the reduced setback. The existing bank building conforms to the front yard setback requirement. Setback requirements for proposed Lot 2 would be analyzed when development is proposed.

Side Yard - The minimum side yard along a street in the CA zone is 10 feet. The minimum setback may be reduced to 0 feet through the site plan development review process provided blank walls are not located within the reduced setback. There are no minimum side yard setbacks for CA zoned lots abutting the CA zone. The existing bank building conforms to the side yard setback requirement. Setback requirements for proposed Lot 2 would be analyzed when development is proposed.

Rear Yard – None for CA zoned lots abutting the CA zone.

Landscaping – Perimeter landscaping has been installed as part of the approval process for LUA08-013. Such landscaping has been provided along NE 4th Street, Bremerton Avenue NE, and along northern portion of the western property line. In addition, parking area landscaping has been installed for the existing parking spaces. The applicant has submitted a Generalized Landscape Plan (Exhibit 5) which indicates both existing landscaping and proposed perimeter landscaping for proposed Lot 2. The proposed perimeter landscaping on the Generalized Landscape Plan along the south and west property lines of proposed

Lot 2 are required prior to short plat recording. At such time as development is proposed on proposed Lot 2 an analysis of the required additional parking area landscaping will be conducted.

Underground sprinkler systems are required to be installed and maintained for all landscaped areas unless 100 percent drought tolerant plants are installed.

Height – The CA zone has a maximum building height of 50 feet. The existing Key Bank building conforms to the height requirement. Future development on proposed Lot 2 must conform to the CA zone height requirement.

Parking/Circulation – Parking regulations require a specific number of off-street parking stalls be provided based on the amount of square footage dedicated to certain uses. The site currently has 37 existing parking stalls. Proposed Lot 1 would have 26 and proposed Lot 2 would have 11 of these existing parking spaces. The Key Bank building requires the use of 17 of these parking stalls. The numbers of required parking stalls for proposed Lot 2 would be determined at the time development is proposed. Cross-parking and cross-access easements would facilitate adequate parking and vehicular circulation for both proposed lots. Therefore, staff recommends as a condition of approval, that prior to recording the short plat, the applicant shall submit a revised site plan showing cross-access and cross-parking easements for the review and approval of the Planning Division Project Manager and that these easements be shown on the face of the short plat together with language for inclusion in any conveyances therein.

Other Development Standards for Urban Design District 'D':

The project site is located within Urban Design District 'D'. Future development will be subject to the Urban Design Regulations contained in RMC 4-3-100.

c) Community Assets

The public plaza at the southwest corner of NE 4th Street and Bremerton Avenue NE, the perimeter landscaping, and parking lot landscaping developed in conjunction with LUA08-013 will remain. Additional perimeter landscaping would be installed in conjunction with proposed Lot 2.

d) Compliance with Subdivision Regulations

Streets: A street modification was approved to retain the recently constructed frontage improvements along NE 4th Street and Bremerton Avenue NE as well as the existing right-of-way dedications (Exhibit 6). No further street improvements or right-of-way dedications would be required.

Blocks: No new blocks would be required as a result of this short plat.

Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the subdivision regulations and the development standards of the CA zone. The minimum size of lots in the CA zone is 5,000 square feet. Both of the proposed

lots would be rectangular in shape. Both of the proposed lots would be oriented toward NE 4th Street. Such orientation for proposed Lot 2 would be accomplished by the use of cross access easements between the lots. Given the use of cross access and cross parking easements the arrangement of the lots is compatible with commercial development in the surrounding area.

e) Reasonableness of Proposed Boundaries

Access: Access to both proposed lots would be via existing driveways along NE 4th Street on proposed Lot 1 and Bremerton Avenue NE on proposed Lot 2. In order to accommodate vehicular access and parking staff recommends as a condition of approval that cross access and parking easements be created and recorded on the short plat.

Topography: The site is a flat lot.

Relationship to Existing Uses: The properties surrounding the project site are in the CA zone and are developed with residential and commercial uses. The proposal is consistent with existing development patterns and with the Comprehensive Plan and Zoning regulations.

f) Availability and Impact on Public Services (Timeliness)

Police and Fire: Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development subject to the applicant providing Code required improvements. Such improvements include 20-foot emergency vehicle access easements through the proposed Lot 1 to the future building site on proposed Lot 2 from both NE 4th Street and Bremerton Avenue NE.

Storm Water: At the time of proposed development on proposed Lot 2 a conceptual drainage report will be required with the formal application for the project.

Water and Sanitary Sewer Utilities: The review of the adequacy of water and sanitary sewer systems would be reviewed at the time of building permit application for development on proposed Lot 2.

<i>I. FINDINGS:</i>

Having reviewed the written record in the matter, the City now enters the following:

- 1. Request:** The applicant is requesting short plat approval for the subdivision of one parcel (APN 5182100041) into two lots. Proposed Lot 1 would be 29,856 square feet and proposed Lot 2 would be 31,243 square feet. The existing Key Bank building would remain on proposed lot 1.
- 2. Application:** The short plat application, short plat site plan, drawings, and other materials are contained within the official project file.
- 3. Comprehensive Plan:** The subject proposal is designated Commercial Corridor (CC) in the City of Renton Comprehensive Plan.
- 4. Zoning:** The project is zoned Commercial Arterial (CA).

5. **Subdivision Regulations:** The proposed project is subject to the City of Renton regulations pertaining to subdivisions (RMC 4-4-070).
6. **Existing Land Uses:** Surrounding development and uses consist of residential, commercial retail, and commercial office in the CA zone to the north, south, east, and west.
7. **Setbacks:** The proposal is subject to the setback requirements in the CA zone (RMC 4-2-120A).
8. **Access:** Access for both proposed lots would be provided via existing driveways from NE 4th Street on proposed Lot 1 and Bremerton Avenue NE on proposed Lot 2.
9. **Surface/Storm Water:** There are existing storm water facilities in NE 4th Street and Bremerton Avenue NE.
10. **Public Utilities:** The City of Renton provides water and sewer service to this site.

J. CONCLUSIONS:

1. The subject site is located in the Commercial Corridor comprehensive plan designation and complies with the goals and policies established with this designation.
2. The subject site is located in the Commercial Arterial (CA) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval. The existing Key Bank building on proposed Lot 1 complies with the CA zone development standards.
3. The proposed two-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
4. The proposed two-lot short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes, the conditions of approval contained herein, and the approved modifications of frontage improvements and right-of-way dedication requirements on Bremerton Avenue NE.
5. The proposed two-lot short plat is consistent with commercial development in the surrounding area.
6. Existing perimeter and parking lot landscaping would remain onsite. Additional perimeter landscaping in association with proposed Lot 2 would be installed.
7. Access to both proposed lots would be via the existing driveways on NE 4th Street and Bremerton Avenue NE.

K. DECISION:

The **Key Plaza Short Plat**, File No. **LUA12-012, SHPL-A**, is approved and is subject to the following conditions:

1. Prior to recording the short plat, the applicant shall submit a revised site plan for the review and approval by the Planning Division Project Manager indicating emergency access, cross-access, and cross-parking easements for proposed Lots 1 and 2. Such easements shall be shown on the short plat together with language for inclusion in any conveyances therein.
2. The applicant shall submit a Final Landscape Plan for perimeter landscaping for the review and approval by the Planning Division Project Manager. Such perimeter landscaping shall be installed prior to recording the short plat.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



C.E. "Chip" Vincent, Interim CED Administrator/ Planning Director

4/26/2012
Date

TRANSMITTED this 26th day of April, 2012 to the Contact/Applicant/Owner(s):

Contact:

Jay Bales
PO Box 3015
Renton, WA 98056

Applicant:

David Cayton
Core Design Inc.
14711 NE 298th Place, #101
Bellevue, WA 98007

Owner(s):

Amber Properties
PO Box 3015
Renton, WA 98056

TRANSMITTED this 26th day of April, 2012 to the Party of Record:

Will & Joyce Stowe
4412 NE 3rd Lane
Renton, WA 98059

TRANSMITTED this 26th day of April, 2012 to the following:

Neil Watts, Development Services Director
Larry Meckling, Building Official
Kayren Kittrick, Development Services
Jan Conklin, Development Services
Carrie Olson, Development Services
Jennifer Henning, Current Planning
Fire Marshal
Renton Reporter

L. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on May 9, 2012. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC 4-4-030C.2 limits haul hours between 8:30 am and 3:30 pm, Monday through Friday unless otherwise approved by the Community Services & Economic Development Department.
2. Commercial, multi-family, new single-family and other non-residential construction activities shall be restricted to the hours between 7:00 am and 8:00 pm Monday through Friday. Work on Saturdays shall be restricted to the hours between 9:00 am and 8:00 pm. No work shall be permitted on Sundays.

Water:

1. Construction of a commercial building will trigger review.
2. Any new construction must have one fire hydrant capable of delivering a minimum of 1,000 gpm

and shall be located within 150 feet of the structure and additional hydrants within 300 feet of the structure. This distance is measured along the travel route.

3. Existing hydrants must be brought up to current Code requirement at the time of development.

Sanitary Sewer:

1. A commercial building permit will trigger review.

Street Improvements

1. Additional offsite improvements including curb, gutter, sidewalk, and street lighting will be required when a building permit is applied for on proposed Lot 2. Frontage improvements include 8' sidewalks and 8' planter strips per current Code. A street modification has been approved to retain the street improvements that were recently constructed.
2. Additional right-of-way dedication of 16' on NE 4th Street and 4' on Bremerton Avenue NE is required prior to recording the short plat. A modification of these right-of-way dedications has been approved to retain the existing rights-of-way.

Storm Drainage:

1. A conceptual drainage plan and report is required at the time of formal application for a commercial project. That project shall comply with the City of Renton Amendments to the 2009 King County Surface Water Design Manual at the time of development.

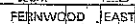
General:

1. All required utility, drainage, and street improvements will require separate submittals, prepared according to City of Renton drafting standards, by a licensed Civil Engineer.
2. All plans shall be tied to a minimum of two of the City of Renton Horizontal and Vertical Control Network.
3. Permit application must include an itemized cost estimate for these improvements.

Property Services – Information Needed for Short Plat Recording:

1. Note the City of Renton land use action number and land record number, LUA-12-012-SHPL-A and LND-20-0570, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.
2. Change the "DEDICATION/CERTIFICATION" title to OWNER'S DEDICATION. The language shown is for a Plat and includes several paragraphs not relevant to the subject.
3. Provide lot closure calculations.
4. Indicate what has been, or is to be, set at the corners of the proposed lots.
5. Note the lot addresses pursuant to the attached on the short plat drawing.
6. The City of Renton "APPROVALS" block is signed by the City of Renton Administrator, Department of Public Works.
7. The found date juxtaposed to the monument locations does not agree with the statement relative to same in SURVEYOR'S NOTES number 2.
8. Provide a bearing distance for the north half of the west line of Section 15; between the City of Renton Survey Control Network monuments shown. The geometry will be checked when the ties to the Survey Control Network is shown on the short plat. Please note that the distance shown for L2 appears to be erroneous.

RECEIVED



KEY PLAZA SHORT PLAT

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 15, TWP. 23 N., RGE. 5 E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

SHEET 2 OF 2

IUA-12-XXI-SHPL
LND-XX-XX

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT, ORDER NO. 920708009-5, DATED 01/15/2012, AND THE RECORDS OF KING COUNTY DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE MAP-DELIVERED PROPERTY. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT, CORE DESIGN, INC. HAS RELIED WHOLLY ON OLD REPUBLIC'S REPRESENTATIONS OF THE TRUSTEES' CONVEYANCE AND THE ACCURACY OF THE TRUSTEES' CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS FOUND ON JANUARY 20, 2012. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY, 2012.
3. PROPERTY AREA = 61,099± SQUARE FEET (1.4028± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS. THE MEASUREMENTS AND CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS WERE CALIBRATED AND ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. SECTION SUBDIVISION CALCULATED FROM COORDINATE VALUES PUBLISHED BY THE CITY OF RENTON AND WASHINGTON COUNCIL OF COUNTY SURVEYORS/SURVEYORS. THE SECTION CORNERS ARE LOCATED AT THE EAST AND SOUTH QUARTER SECTION CORNERS OF SECTION.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	8.00	90.00°	15.71
C2	12.50	90.00°	23.56
C3	12.50	90.00°	23.56
C4	12.50	90.00°	23.56

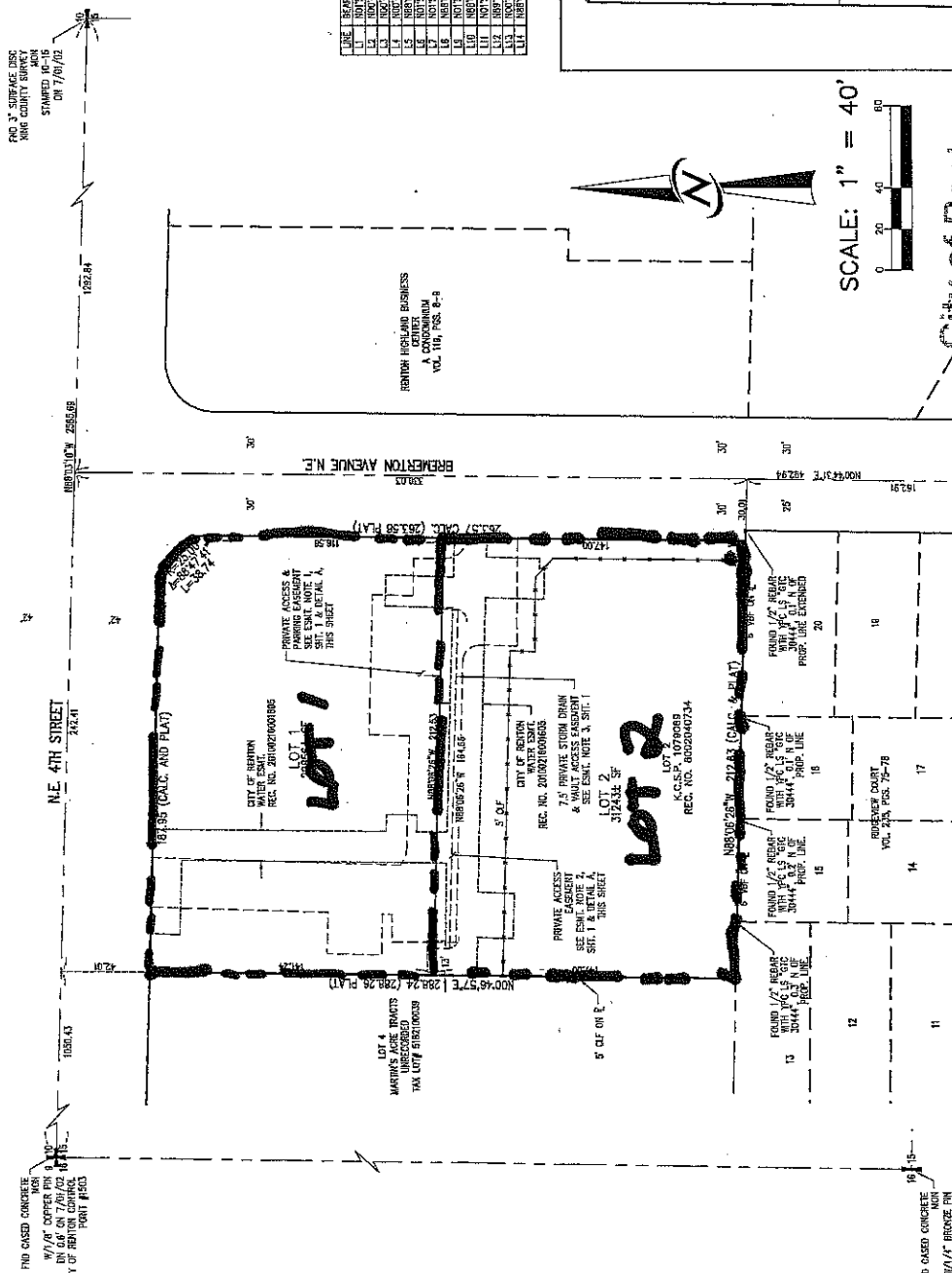
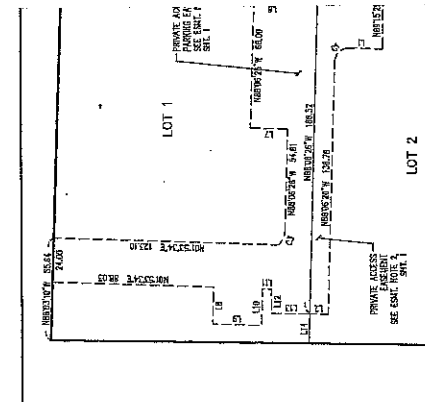


EXHIBIT 2



CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
JOB NO. 07069

14711 NE 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7677 Fax 425.885.7963

RECEIVED

KING COUNTY SURVEY PLAT NO. 107069, RECORDED UNDER RECORDING NO. 8022040734 FEB 20 2012

LEGEND

- SECTION CORNER MONUMENT (AS NOTED)
- QUARTER SECTION CORNER MONUMENT (AS NOTED)
- SURVEY MONUMENT (AS NOTED)
- FOUND CORNER MARKER (AS NOTED)
- CHAIN LINK FENCE
- VERTICAL BOARD FENCE

BASIS OF BEARINGS

N86°03'10"W BETWEEN THE MONUMENTS FOUND AT THE NORTHWEST SECTION CORNER AND THE NORTH QUARTER SECTION CORNER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.

HORIZONTAL DATUM

NAD 83/11 PER CITY OF RENTON HORIZONTAL CONTROL NETWORK

EXHIBIT 3

F5 - 16 T23N R5E E 1/2

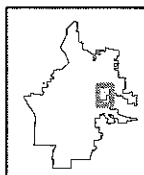
F6 - 15 T23N R5E E 1/2



ZONING MAP BOOK
PW TECHNICAL SERVICES
PRINTED ON 11/13/09

This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

G6 - 22 T23N R5E W 1/2

**F6**

15 T23N R5E W 1/2

[illegible]

 LOW STIMUL, CARBUNDICORNER NAIL SHEETS - 2 GAL SPACED J' O.C. GROUNDSIDE 4" POST 30'00" 18" O.C.

1402

SCALE: 1" = 20'

City of Portland
Planning Division

FEB 20 2012

RECEIVED

DATE	FEBRUARY 2012	DESIGNED	DEAN A. FURN	DRAWN	DEAN A. FURN	APPROVED	DAVID E. CAYTON	PROJECT MANAGER	DAVID E. CAYTON
SHEET	1								
OF	1								
PROJECT NUMBER		07069							

GENERALIZED LANDSCAPE PLAN & ANALYSIS
KEY PLAZA SHORT PLAT

The logo for CORE DESIGN, featuring the word "CORE" in a large, bold, sans-serif font, with "DESIGN" in a smaller font above it, all enclosed within a stylized circular swoosh.

425.888.7967 fax 425.888.7963



August 9, 2011

Department of Community and Economic Development
Alex Pietsch, Administrator

David E Cayton, P.E., Principal
Core Design, Inc.
14711 NE 29th Place, Suite 101
Bellevue, WA 98007

**Subject: Street Modification Request – NE 4th Street and Bremerton Ave NE
Proposed Key Plaza Short Plat**

Dear Mr. Cayton:

We have reviewed your requested street modification request for the street improvements associated with a proposed two lot commercial short plat on the southwest corner of NE 4th St and Bremerton Av NE. Your request is to modify the street standards for this project to retain the existing street improvements. Both street frontages are currently improved with recently constructed curb, gutter and sidewalks. The modification is requested in response to the code requirement to replace the existing improvements with a wider planting strip and sidewalk improvements, and to dedicate additional right-of-way for both street frontages.

The requested modifications are approved. The existing street improvements along NE 4th St are in conformance to the requirements listed in the City's adopted corridor plan for NE 4th St, including an approximate five foot planting strip and a five foot sidewalk. The improvements along Bremerton Av NE were recently constructed, and are consistent with the rest of the street improvements along Bremerton Av NE south of the site. The request to modify the right-of-way dedication requirements is also approved, and no further dedication will be required for the proposed short plat, or future development of the undeveloped new lot.

The street standards modification does not become official until the short plat is approved, at which point it can be appealed. The modification listed in this letter will be included as part of the CED approval for the future short plat application.

If you have any further questions regarding street improvement or drainage requirements for this project, please contact Kayren Kittrick at 425-430-7299 or kkittrick@rentonwa.gov.

Sincerely,



Neil Watts, Director
Development Services Director

cc: Kayren Kittrick
Jennifer Henning